

LAW OFFICES  
COLLINS, McMAHON & HARRIS, P.L.L.C.  
308 MAIN STREET  
P.O. BOX 1623  
BURLINGTON, VERMONT 05402-1623

JOHN J. COLLINS\*  
KATHLEEN A. McMAHON\*\*  
MICHAEL J. HARRIS\*\*\*

SUSAN ELDERTON, CLOSING COORDINATOR  
ASHLEY GODIN, REGISTERED LAW CLERK  
AUDREY ROBINSON, PARALEGAL

OF COUNSEL:  
TAMARA S. CHASE - (802) 388-8013

September 24, 2015

TELEPHONE: (802) 862-3524  
IN VERMONT: (800) 360-3524  
FACSIMILE: (802) 862-1794

\* Also admitted in NJ & CA  
\*\* Also admitted in NY  
\*\*\* Also admitted in WI

Ms. Britney Tenney, Clerk  
Zoning Board of Adjustment  
Town of Charlotte  
PO Box 119  
Charlotte, VT 05445

**RECEIVED**

SEP 24 2015

CHARLOTTE  
PLANNING & ZONING

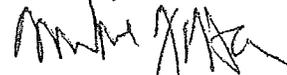
*Via Hand Delivery*

RE: Notice of Appeal of Zoning Administrator's September 11, 2015 letter  
Ms. McCrumb to Frost, O'Dea & Wolverson -re: Old Lantern - Greenbush Road,  
Charlotte, VT

Dear Ms. Tenney:

Enclosed please find a Notice of Appeal of the Charlotte Zoning Administrator's letter dated Friday, September 11, 2015 (attached to the notice), a Certificate of Service, along with the \$500.00 appeal fee. Copies of the enclosures are being mailed to the parties noted below, but

Cordially Yours,



Michael J. Harris, Esq.

cc: w/ enclosures

Jeanine McCrumb, Zoning Administrator  
Maura O'Dea  
Karen Frost  
Liam Murphy, Esq.

TOWN OF CHARLOTTE  
ZONING BOARD OF ADJUSTMENT

RE: Notice of Appeal of Zoning Administrator's September 11, 2015 letter  
Ms. McCrumb to Frost, O'Dea & Wolverton  
Re: Old Lantern – Greenbush Road, Charlotte, VT

NOW COMES, the law firm of Collins McMahon & Harris, PLLC, as counsel for Adrian and Alison Wolverton ("Appellants"), and hereby files this Notice of Appeal on their behalf and also enters its appearance as their counsel:

**NOTICE OF APPEAL**

Pursuant to 24 V.S.A. sections 4465(a) and 4466, and Charlotte Land Use Regulation (CLUR) section 9.6(a), Adrian and Alison Wolverton (Appellants) hereby appeal the attached letter dated September 11, 2015, issued by the Town of Charlotte Zoning Administrator .

The Appellants state:

1. Appellants' address is 3082 Greenbush Road, Charlotte, VT 05445. Appellants are interested persons in the decision being appealed from, under 24 V.S.A. section 4465(b) and CLUR 9.6(A).
2. Property to which appeal is taken is the Old Lantern Barn, 3260 Greenbush Road, Charlotte, VT 05445 owned by Roland and Lisa Gaujac, which property has been used to conduct various commercial special events, such as weddings, and other activities.
3. Relief Requested: Appellants request that the Town of Charlotte Zoning Board of Adjustment reverse the Zoning Administrator's (ZA) determination that the on-site food preparation in the new commercial kitchen operation at the Old Lantern Barn, and related activities, does not constitute a change and/or alteration in the facility's pre-existing non-conforming use that would cause the property to be subject to the CLUR conditional use regulations. Appellants ask that the ZBA direct the ZA to require the property owners shall seek and obtain a conditional use permit in order to continue their present operations.
4. Applicable regulation provisions : Besides the Vermont Statutes Annotated Title 24 sections noted above, CLUR provisions that may or do apply to this appeal include: CLUR 1.3(d); 2.1; 3.8; 3.12; 5.4; CLUR Table 2; and pertinent portions of CLUR

Chapter X "Definitions" that may apply, and the town zoning map. Appellants may refer to prior versions of the CLUR, or predecessor town zoning ordinances, to the extent they may be applicable in this appeal.

5. Grounds for Relief: Appellants believe that there has been a change, alteration, and /or expansion of use at the Old Lantern Barn under the CLUR for the following reasons:
  - A. The Old Lantern is now used for on-site food preparation, and the owners according to the ZA's letter of September 11, 2015 (attached) are "now authorized by the Department of Health to prepare and serve meals on site" rather than having catered food brought in as was done previously. The impact of on-site food preparation for 300 or more people upon the neighboring residents is the presence of smoke and odors emanating from the Old Lantern, where none existed previously when the food was catered, and occurs hours prior to an event. This violates **Charlotte Land Use Regulations (CLUR) Section 3.12 (A) (3) of the Performance Standards** "*smoke, dust, noxious gases, or other forms of air pollution which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area;*", and may also trigger application of other CLUR sections that should be considered as part of a conditional use permit proceedings.
  - B. The Old Lantern is operating as a "restaurant" under the CLUR, and such activities and use of the property change, alter and/or expand the prior non-conforming use. The Old Lantern serves wine and food to patrons, from the public at large, who pay for these services directly, as evidenced by wine-tastings open to the public held on September 11, 2015 and November 20, 2015. This is an altered, changed and/or expanded use from a private wedding or party where the attendees are guests who do not pay directly for services, and as applicable other prior uses of the property. The Old Lantern maintains meal menus, with established offerings and prices, for persons attending private events there, and patrons order and pay for the meal(s) they select. In addition it is Appellants' understanding that under the prior nonconforming use, meal preparation for events occurred largely, or nearly solely, off site, and cooking and meal preparation activities did not regularly occur on the premises. According to **CLUR Table 2.1**, a restaurant falls under the category of conditional use in the applicable zoning district and is therefore subject to conditional use process, permitting and regulations.

While the ZA provided information on the various operational acknowledgements the Old Lantern Barn has obtained from the Division of Fire Safety and the Department of Health, the ZA did not address the direct question of whether the Old Lantern Barn has altered, changed and/or enlarged its use due to differing nature of its on-site activities per the CLUR. Clearly, the proprietors of the Old Lantern Barn are now operating a restaurant within their non-conforming use

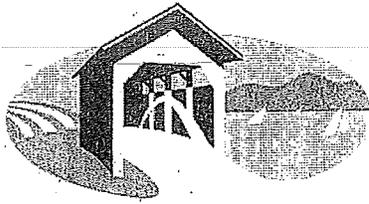
status, which is a change, alteration and/or expansion of use and should fall under the conditional use category of restaurant.

Appellants ask the ZA to apply CLUR 1.3 (D); 3.8(a)(1) and/or 3.8(a)(2) to find a change, alteration and/or expansion in use, and pursuant to CLUR Table 2.1 and CLUR 5.4 (and its references sections), and direct the ZA to require the Old Lantern owners to apply for a conditional use determination and permit. Further information in support of this position will be provided at the appeal hearing.

- C. Appellants also contend that due to the changes, alterations and/or expansions in use, by the Old Lantern, pursuant to CLUR 1.3 and 3.12, the property is now subject to the Town's Performance standards, which include noise. The property has generated increased and excessive noise associated with the changes, alterations or expansion in its use, as to which excessive noise complaint to the ZA has been made. For example, on September 19, 2015 a loud speaker was installed which broadcast the entire wedding ceremony of a client to the surrounding neighborhood. Every word and vow could be heard by neighbors from at least 1,000 feet away. This property usage clearly violates **CLUR Section 3.12 Performance Standards (A)(1)** "*noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area;*"

Appellants ask the ZBA to apply CLUR 1.3 (D); 3.8(a)(1) and/or 3.8(a)(2) and 3.12 to direct the ZA to require the Old Lantern owners comply with the CLUR 3.12 (a)(1) town performance standards, and that such standards are applicable to the Old Lantern. Further information in support of this position will be provided at the appeal hearing

- D. Based on information and belief, Appellants believe that in 2006, the Old Lantern Barn ceased operation for a period of at least six (6) months prior to and after its sale, which would then cause it to fall under **CLUR Section 3.8 Non-Conforming Use of Land and Structures (A)(3)** where a non-conforming use "*may not be re-established if such use has been changed to, or replaced by, a conforming use, or if such use has been discontinued for a period of six (6) months, regardless of the intent to resume the prior use;*" This language has been in effect and present in the CLUR dating back to 2006, the Charlotte Zoning By-Laws dating back to 1995 and the Charlotte Zoning Regulations dating back to 1966. Appellants are researching further facts on this topic, and ask for the opportunity to present such facts to the ZBA. If the Old Lantern had a six month period of discontinued use, such a determination would serve as an additional and independent reason to direct the ZA to require the property owners to obtain a conditional use to continue their operations.



# Town of Charlotte

ESTABLISHED 1762

September 11, 2015

Karen Frost  
3222 Greenbush Road  
Charlotte, VT 05445

Maura O'Dea  
3176 Greenbush Road  
Charlotte, VT 05445

Alison and Adrian Wolverton  
PO Box 2891  
Jackson, WY 83001

Re: Old Lantern, Charlotte – Expansion of Nonconforming Use

Dear Ms. Frost, Ms. O'Dea and Mr. and Mrs. Wolverton:

Following is my formal opinion concerning an alleged change or alteration in use at the Old Lantern barn on Greenbush Road in Charlotte. The barn has historically been used as an event / banquet facility and is considered a pre-existing, nonconforming use in the West Charlotte Village Zoning District. It is unclear when this use initially started; however, it is clear that this use had been occurring prior to the purchase of the property by the current owners, Roland and Lisa Gaujac in 2006 (see Attachment 1).

Questions were raised recently regarding the scope of recent kitchen renovations and an apparent change in the facility's operations from preparation of meals by caterers to on-site meal preparation for events and the impact of that change on the operation and use of the facility. I have discussed the status of the event facility's permits with the Vermont Department of Public Safety's Division of Fire Safety and the Vermont Department of Health's Food & Lodging Program. I have also reviewed water and wastewater permitting requirements with our technical consultant as Charlotte has been delegated authority to issue wastewater permits under the State's Wastewater and Potable Water Supply Program.

The Division of Fire Safety acknowledged the historical and continuing use of this facility as an event facility. It currently has a permitted occupancy of 350 people. The Department of Health confirmed that the Gaujacs initially catered their events, but they are now authorized to prepare and serve meals on site. The Department of Health stated that the facility has had a full service kitchen, even though historically many events had been catered. The Wastewater and Water Supply Rules do not consider a change from a catered event (with prep facilities including a sink) to a full-service kitchen to be a

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159 FERRY ROAD P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119

TOWN CLERK: (802) 425-3071 ♦ PLANNING & ZONING: (802) 425-3533 ♦

LISTER: (802) 425-3855 RECREATION: (802) 425-6129 ♦ FAX: (802) 425-4713

In re Zoning Administrator September 11, letter – Old Lantern Property, Greenbush Road,  
Charlotte VT

Certificate of Service

I, Michael J. Harris, Esq., hereby certify that on this day, I served, or caused to be served, a copy of a Notice of Appeal and this Certificate of Service in the above-referenced matter to the parties below, by mailing copies of same to them by first class mail, postage prepaid, or by such other means as indicated below:

Jeannie McCrumb, Town Planner / Zoning Administrator - by hand delivery to her office  
Town of Charlotte  
PO Box 119  
Charlotte, VT 05445

Karen Frost  
3222 Greenbush Road  
Charlotte, VT 05445

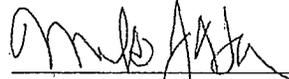
Maura O'Dea  
3176 Greenbush Road  
Charlotte, VT 05445

Liam Murphy, Esq.  
Murphy Sullican Kronk  
P.O. Box 4485  
Burlington, VT 05406-4485

Dated at Burlington, Vermont, this 24<sup>th</sup> day of September, 2015.

COLLINS, McMAHON & HARRIS, PLLC

By:



Michael J. Harris, Esq.  
308 Main Street  
PO Box 1623  
Burlington, VT 05402-1623  
(802) 862-3524

Counsel for Adrian & Alison Wolverton,  
Appellants

## Britney Tenney

---

**From:** Maura Wygmans <mauraodea@comcast.net>  
**Sent:** Monday, September 28, 2015 11:35 AM  
**To:** Britney Tenney  
**Subject:** Re: Old Lantern Appeal

Ok, I think we will proceed as an interested party, as long as we have the ability to appeal the zoning board decision regardless of what the wolvertons do.

Thanks,  
Maura

Sent from my iPhone

> On Sep 28, 2015, at 11:26 AM, Britney Tenney <[BTenney@townofcharlotte.com](mailto:BTenney@townofcharlotte.com)> wrote:

>

>

> --- Let's try this again! ---

>

> Hello Maura,

>

> We reached out to the town attorney regarding your request for a concurrent appeal with the Wolverton's. It looks like there are a few different options. A concurrent appeal would require you to be represented by the Wolverton's attorney. Giving this information, I believe we need to treat your appeal as separate (though concurrent), meaning you will have to pay a \$250 fee. An additional option would be to participate the hearing as an interested party. Interested parties who participate in the hearing may appeal the decision of the Zoning Board.

>

>

> Let me know what you're thinking.

>

> Best,

> Britney Tenney

> Town of Charlotte

> Planning and Zoning Clerk

> 802-425-3533

>

> -----Original Message-----

> From: Maura Wygmans [<mailto:mauraodea@comcast.net>]

> Sent: Monday, September 28, 2015 11:22 AM

> To: Britney Tenney

> Subject: Re: Old Lantern Appeal

>

>

> Britney,

>

> The email you sent did not come through. Please resend.

>

> Thanks,

> Maura

RECEIVED

SEP 25 2015

CHARLOTTE  
PLANNING & ZONING

September 25, 2015

Ms. Jeannine McCrumb  
Zoning Board of Adjustment  
Town of Charlotte  
PO Box 119  
Charlotte, VT 05445

Ms. Jeannine McCrumb,

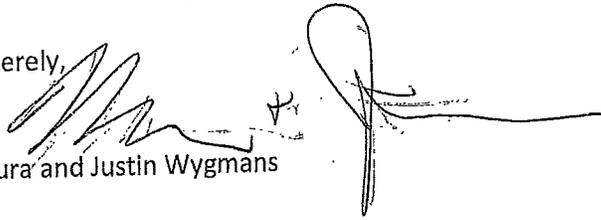
I am writing to inform you that we are joining the appeal of the Wolverton Party – re: Old Lantern – Greenbush Rd. that was filed with the Town on September 24, 2015. We would like to be considered a concurrent appealing party. Our issues of appeal are as stipulated in the Notice of Appeal, Dated 24<sup>th</sup> day of September as submitted by Michael J. Harris, Esq. of Collins, McMahon & Harris.

In addition to the issues stipulated in the Notice of Appeal, we also appeal the decision issued by the Zoning Administrator on September 11, 2015 Re: Old Lantern, Charlotte – Expansion of Nonconforming Use for the following reasons:

- A. The Old Lantern Property was subdivided in 2003 to create 4 parcels. At the time of this subdivision, the Old Lantern Banquet Hall became subject to the Land Use Regulations. As stated in the Land Use Regulations, Section 1.3, Application & Interpretation, (C), "no land development or subdivision of land shall commence in the Town of Charlotte except in conformance with these regulations (see Table 1.1.)" Per this section, any resulting subdivision must conform to the Land Use Regulations. The subdivision of the property triggered the creation of a non-conforming use of the Banquet Hall, and the Banquet Hall should be required to apply for a Conditional Use Permit.
- B. Along with the requirement that the subdivision should have been subject to the non-conforming use requirement, Section 3.12, Performance Standards should also apply to the Subdivision. As such, the Banquet Hall should be subject to Section 3.12 (1) "noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area." As adjoining neighbors, we have repeatedly measured the decibel levels over 70 decibels, sometimes exceeding 75 decibels, on our property. We find this incompatible with the residential character of the West Charlotte Village.

For these reasons, as well as the reasons stated in the Notice of Appeal referenced above, we respectfully request that the Zoning Board of Adjustment review the decision issued by the Zoning Administrator on September 11, 2015.

Sincerely,

  
Maura and Justin Wygmans

## Britney Tenney

---

**From:** Jeannine McCrumb  
**Sent:** Thursday, October 01, 2015 2:36 PM  
**To:** Karen Frost  
**Cc:** Britney Tenney  
**Subject:** RE: Interested party status on Wolveton's appeal

This is fine. I've copied Britney as she is the clerk of the ZBA.

**From:** Karen Frost [<mailto:ksfrost13@yahoo.com>]  
**Sent:** Thursday, October 01, 2015 12:41 PM  
**To:** Jeannine McCrumb <[Jeannine@townofcharlotte.com](mailto:Jeannine@townofcharlotte.com)>  
**Subject:** Interested party status on Wolveton's appeal

Hi Jeannine,

Mike and I would like to be listed as interested parties on the Wolverton's appeal. Is this email sufficient, or do we need to present the request in a more formal way?

Thanks,  
Karen Frost



**State of Vermont**  
**Department of Health**  
Food and Lodging Program  
108 Cherry Street-PO Box 70  
Burlington, VT 05402-0070  
**HealthVermont.gov**

[phone] 802-863-7221  
[fax] 802-863-7483

*Agency of Human Services*

September 25, 2015

Jeannine McCrumb  
Planner/Zoning Administrator  
Town of Charlotte

Dear Jeannine,

The Vermont Department of Health (VDH) is responding to your request for information regarding the licensing history of the Old Lantern with the VDH Food and Lodging Program.

Roland's Place Inc., doing business as "Old Lantern" (ID# 11855: located at 3620 Greenbush Road, Charlotte, VT 05445) was originally licensed by VDH as a restaurant with 350 seats on July 6, 2009. The establishment's current 350 seat restaurant license expires on June 30, 2016.

The "Old Lantern" also holds a current 16 seat restaurant license with VDH (ID# 15347) which was originally licensed on January 10, 2012. The current license expires on December 31, 2015.

The "Old Lantern" also holds a current lodging license for 16 occupants with VDH (ID# 15348) which was originally licensed on January 10, 2012. The current license expires on December 31, 2015.

Please feel free to contact the Food and Lodging Program if additional information is needed by calling 802-863-7221 or by email at [AHS.VDHFooodandLodging@Vermont.gov](mailto:AHS.VDHFooodandLodging@Vermont.gov)

Sincerely,

Heather Edson  
Administrative Assistant  
Food & Lodging Program



**Roland Gaujac**

**From:** "Tom Mansfield" <tom@townofcharlotte.com>  
**To:** <rolands@gmavt.net>  
**Sent:** Tuesday, June 02, 2009 11:02 AM  
**Subject:** Old Lantern Septic

Roland

Charlotte's septic consultant, Spencer Harris, does not believe you will need any septic system permits or upgrades if you use the existing kitchen in the Old Lantern to prepare food for future events provided you do not substantially change the equipment or use of equipment in the kitchen, for instance, add a deep fryer. Spencer recommends that you add a pre-treatment filter unit to your existing system to help prevent a failure. Alan Clark can put one in for you and you do not need a permit. Let me know if you have any other questions.  
Tom

*Confirmed w/ current technical consultant, Brian Trenback  
w/ L+D Engineering. Catering w/ sink no different<sup>9/2/13</sup>  
operationally than full kitchen.  
Jr*

ZONING BOARD OF ADJUSTMENT **scheduled for November 4, 2015 at 7:00 pm.**

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<b>General Information</b>	
Appellant:	Adrian & Alison Wolverton
Application No.: ZBA-15-09	Parcel ID: 0009-3260
Status of Applicant: representative	Appellant
Requested Action:	Appeal
Purpose:	Appeal of the Zoning Administrator's determination that a change from hosting catered events to using a full-service kitchen for on-site food preparation does not constitute an alteration or expansion in the pre-existing nonconforming use of the Old Lantern Barn. As per Section 3.8 of the Charlotte Land Use Regulations, an alteration or expansion would require Conditional Use approval, and would expose the pre-existing use to the performance standards among other provisions in the Land Use Regulations.
Existing Zoning:	West Charlotte Village District- Table 2.1
Location:	3620 Greenbush Road
Size:	Lot – 9.54 Acres
Existing Land Use:	PUD approved in 2010 for the addition of an inn and the existing Old Lantern Barn event space.
Surrounding Land Use and Zoning:	Rural/ Residential/ Active Agriculture
Recent Permitting History:	2010- The inn was approved by the ZBA/ Planning Commission. The 2010 approval was appealed and is subject to a mediation agreement dated January 20, 2011. 2011- Appeal by Karen & Michael Frost regarding lighting
Applicable Regulations:	Charlotte Land Use Regulations & Charlotte Town Plan Table 2.1- West Charlotte Village District ( Page 6) Section 3.8- Nonconforming Use ( page 28)

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**Prepared By:** Britney Tenney, Planning and Zoning Assistant

Exhibit list to date (in addition to completed application form):

1. Appeal letter supplied by the Appellant's Attorney, Michael J. Harris, Esq, received September 24, 2015.
2. Zoning Administrator's written determination, dated September 11, 2015
3. Letter submitted by Maura & Justin Wygmans, dated September 25, 2015
4. Email from Maura Wygmans re: continuing as an interested party, dated September 28, 2015.
5. Email from Karen Frost, re: requesting interested party status, dated October 1, 2015.
6. Letter from VT Department of Health, re: licensing history, dated September 25, 2015.
7. Email from Tom Mansfield to Roland Gaujac, re: wastewater requirements for upgrading kitchen, dated June 02, 2015. Confirmed with current technical consultant on September 2, 2015.

## Britney Tenney

---

**From:** Dean Bloch  
**Sent:** Tuesday, November 03, 2015 8:37 AM  
**To:** Britney Tenney  
**Subject:** FW: Old Lantern Support to be read at zoning meeting

-----Original Message-----

From: Amadee Denton [<mailto:ADenton@sbschools.net>]  
Sent: Monday, November 02, 2015 7:39 PM  
To: Dean Bloch; Jeannine McCrumb  
Cc: [sadenton@gmavt.net](mailto:sadenton@gmavt.net)  
Subject: Old Lantern Support to be read at zoning meeting

We are writing this letter in support of the Old Lantern. Roland and Lisa have been extremely generous to so many individuals, families and organizations within our small town of Charlotte. The lack of support for the Old Lantern could adversely effect so many within our community. Each year they generously DONATE their building to the Fire and Rescue Departments annual BBQ, the Boy Scout pancake breakfast, the tractor parade dance, that's just to name a few.

This business has been a staple within our town for over 50 years. It would be a true shame to not support their continuing business so they may continue to provide jobs to local individuals and a wonderful venue for another 50+ years.

Respectfully submitted,  
Steve & Amadee Denton  
509 Sheehan Green  
Charlotte

Sent from my iPad

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This email may contain information protected under the Family Educational Rights and Privacy Act (FERPA) or the Health Insurance Portability and Accountability Act (HIPAA). If this email contains confidential and/or privileged health or student information and you are not entitled to access such information under FERPA or HIPAA, federal regulations require that you destroy this email without reviewing it and you may not forward it to anyone.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, DC 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).

Revised by mandate of the USDA dated March 24th, 2014.

# APPLICATION FOR LICENSE TO OPERATE A FOOD & LODGING ESTABLISHMENT

For office use only:  
ID # 11855

STATE OF VERMONT  
AGENCY OF HUMAN SERVICES  
DEPARTMENT OF HEALTH  
Food & Lodging Program  
108 CHERRY STREET  
P.O. BOX 70  
BURLINGTON, VT 05402-0070

Please make checks payable  
to the Vermont Dept. of  
Health

ESTABLISHMENT NAME: The Old Lantern

OWNER OR CORPORATE NAME: Roland's Place, Inc.

LOCATION: 3620 Greenbush Rd. Phone No.: \_\_\_\_\_  
(Street/Town)

MAILING ADDRESS: PO. Box 208 Charlotte VT 05445  
(Street or P.O. Box) (City) (State) (Zip Code)

THIS IS A:  NEW ESTABLISHMENT  PREVIOUSLY LICENSED or OWNERSHIP CHANGE  RENEWAL

If previously licensed establishment, indicate name of prior establishment and owner

EXPECTED OPENING DATE: July 6, 2009 IF SEASONAL, OPENS: \_\_\_\_\_ CLOSSES: \_\_\_\_\_

PUBLIC BUILDING OR WASTEWATER PERMIT # & DATE ISSUED: \_\_\_\_\_

WATER SYSTEM OWNER/OPERATOR NAME: \_\_\_\_\_

WATER SOURCE TYPE: public WSID #: \_\_\_\_\_ SEWAGE DISPOSAL TYPE: septic

TOTAL NUMBER OF RESTAURANT SEATS: 350 TOTAL LODGING CAPACITY: \_\_\_\_\_

License Applied For: (circle)		Fee
Restaurant	Seating 0 - 25	\$75.00
	Seating 26 - 50	\$130.00
	Seating 51 - 100	\$215.00
	Seating 101 - 200	\$270.00
	Seating 201 or more	<u>\$345.00</u>
Caterer	Home Caterer	\$85.00
	Commercial (includes push carts & mobile units)	\$175.00
Limited Operation	Cold sandwiches & hotdogs only in stores	\$85.00
Food Processor	Gross Receipts under \$10,000 - <i>no license</i>	
	Gross Receipts \$10,001-50,000	\$100.00
	Gross Receipts over \$50,000	\$135.00
Camp	Children's Camp	\$80.00
Bakeries	Home	\$50.00
	Small Commercial	\$110.00
	Large Commercial (includes out-of-state bakeries)	\$220.00
Seafood	Seafood Vendor	\$110.00
Shellfish	Shellfish Reshipper/Repacker	\$250.00
Lodging	Capacity 1-10	\$70.00
	Capacity 11-20	\$120.00
	Capacity 21-50	\$175.00
	Capacity over 50	\$300.00

FOR OFFICE USE ONLY: Date Received 7/8/09 Amount \$ 345 Sanitarian Assigned O KoubB 7-27-09  
7/6/09

STATEMENT OF COMPLIANCE FOR LICENSE

1. Child Support (15 V.S.A. Section 795)

A license may not be issued or renewed unless the applicant certifies that he or she is not under an obligation to pay child support or is in good standing with respect to or in full compliance with a plan to pay any and all child support payable under a support order as of the date the application is filed. A "license" is any license, certification, or registration issued by an agency to conduct a trade or business, including a license to practice a profession or occupation. "Good standing" means that less than one-twelfth of the annual support obligation is overdue; or liability for any support payable is being contested in a judicial or quasi-judicial proceeding; or the applicant is in compliance with a repayment plan approved by the office of child support or agreed to by the parties. The licensing agency may also find that requiring immediate payment of child support due and payable would impose an unreasonable hardship.

2. Tax Liability (32 V.S.A. Section 3113)

No state agency may renew any license or other authority to conduct a trade or business unless the applicant first verifies in writing that he or she is in good standing with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date such statement is made. "Good standing" means that no taxes are due and payable; or the liability for any taxes due and payable is on appeal; or the person is in compliance with a payment plan approved by the Commissioner of Taxes. The licensing agency may condition license renewal on terms which would place the applicant in good standing with respect to any and all taxes as soon as reasonably possible, if the agency finds an unreasonable hardship.

3. Unemployment Compensation Contributions (21 V.S.A. Section 1378)

No agency of the state shall grant, issue or renew any license or other authority to conduct a trade or business (including a license to practice a profession) to any employing unit unless such employing unit shall first sign a written declaration, under the pains and penalties of perjury, that the employing unit is in good standing with respect to or in full compliance with a plan to pay any and all contributions or payments in lieu of contributions due as of the date such declaration is made. "Good standing" means that no contributions or payments in lieu of contributions due and payable is on appeal; or the employing unit is in compliance with a payment plan approved by the Commissioner of Labor & Industry; or, in the case of a licensee, the licensing agency finds that requiring immediate payment of contributions or payments in lieu of contributions due and payable would impose an unreasonable hardship.

CERTIFICATIONS OF COMPLIANCE

I have read the above material concerning child support, tax liability, and unemployment compensation contributions.

I hereby certify that I am not under an obligation to pay child support or I am in good standing, as described above, regarding child support.

I hereby further certify that I am in good standing, as described above, with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date of this statement. This certification is made under the pains and penalties of perjury.

I hereby declare that the employing unit of which I am the duly authorized representative is in good standing with respect to or in full compliance with a plan to pay any and all unemployment compensation contributions or payments in lieu of contributions due as of the date below. This declaration is made under the pains and penalties of perjury.

Signature: Lisa Grayac

Name (printed): LISA Grayac

Taxpayer ID # or SSN: [REDACTED]  
(required)

Date: July 6, 2009

LICENSE IMAGE

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 345.00  
License Type RESTAURANT  
Effective Date 07/06/2009 Expiration Date 06/30/2010  
Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE  
Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445  
Date Of Entry 07/24/2009 User Of Entry DCHANDL  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 80823 Date Printed \_\_\_\_\_

LICENSE IMAG                    1 Select  
2 Next                            3 Previous  
4 Return                         5 Print Historical License  
LICENSE\_IMAGE Record 2 of 8 selected

~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 345.00

License Type RESTAURANT  
Effective Date 07/01/2010 Expiration Date 06/30/2011

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 06/18/2010 User Of Entry BWHITE  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 86004 Date Printed \_\_\_\_\_

LICENSE IMAG 1 Select  
2 Next 3 Previous  
4 Return 5 Print Historical License  
LICENSE\_IMAGE Record 3 of 8 selected

LICENSE IMAGE

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 345.00

License Type RESTAURANT  
Effective Date 07/01/2011 Expiration Date 06/30/2012

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 07/01/2011 User Of Entry BWHITE  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 91867 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 4 of 8 selected

~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 345.00  
License Type RESTAURANT  
Effective Date 07/01/2012 Expiration Date 06/30/2013  
Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE  
Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445  
Date Of Entry 06/08/2012 User Of Entry SJELEN  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 97060 Date Printed \_\_\_\_\_

LICENSE IMAG                    1 Select  
2 Next                            3 Previous  
4 Return                         5 Print Historical License  
LICENSE\_IMAGE Record 5 of 8 selected

~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 390.00

License Type RESTAURANT  
Effective Date 07/01/2013 Expiration Date 06/30/2014

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 06/06/2013 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 102717 Date Printed \_\_\_\_\_

LICENSE IMAG                    1 Select  
2 Next                            3 Previous  
4 Return                         5 Print Historical License  
LICENSE\_IMAGE Record 6 of 8 selected

~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 390.00

License Type RESTAURANT  
Effective Date 07/01/2014 Expiration Date 06/30/2015

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 06/05/2014 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 108428 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 7 of 8 selected

~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 390.00

License Type RESTAURANT  
Effective Date 07/01/2015 Expiration Date 06/30/2016

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 06/11/2015 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 114236 Date Printed \_\_\_\_\_

LICENSE IMAG 1 Select  
2 Next 3 Previous  
4 Return 5 Print Historical License  
LICENSE\_IMAGE Record 8 of 8 selected

# APPLICATION FOR LICENSE TO OPERATE A FOOD & LODGING ESTABLISHMENT

For office use only:  
 ID # 15348

STATE OF VERMONT  
 AGENCY OF HUMAN SERVICES  
 DEPARTMENT OF HEALTH  
 Food & Lodging Program  
 108 CHERRY STREET  
 P.O. BOX 70  
 BURLINGTON, VT 05402-0070

Please make checks payable  
 to the Vermont Dept. of  
 Health

ESTABLISHMENT NAME: Old Lantern

OWNER OR CORPORATE NAME: Roland's Place, Inc EMAIL: lisa@oldlantern.com

LOCATION: 3260 Greenbush Rd Phone No.: \_\_\_\_\_  
 (Street/Town)

MAILING ADDRESS: PO Box 208 Charlotte VT 05445  
 (Street or P.O. Box) (City) (State) (Zip Code)

THIS IS A:  NEW ESTABLISHMENT  PREVIOUSLY LICENSED or OWNERSHIP CHANGE  RENEWAL

If previously licensed establishment, indicate name of prior establishment and owner

EXPECTED OPENING DATE: 1/15/12 IF SEASONAL, OPENS: \_\_\_\_\_ CLOSSES: \_\_\_\_\_

PUBLIC BUILDING OR WASTEWATER PERMIT # & DATE ISSUED: 2/28/11

WATER SYSTEM OWNER/OPERATOR NAME: Roland's Place, Inc Roland Gaujac

WATER SOURCE TYPE: well WSID #: \_\_\_\_\_ SEWAGE DISPOSAL TYPE: mound

TOTAL NUMBER OF RESTAURANT SEATS: 16 TOTAL LODGING CAPACITY: 16

License Applied For: (circle)		Fee
Restaurant	Seating 0 - 25	<del>_____</del>
	Seating 26 - 50	\$130.00
	Seating 51 - 100	\$215.00
	Seating 101 - 200	\$270.00
	Seating 201 or more	\$345.00
Caterer	Home Caterer	\$85.00
	Commercial (includes push carts & mobile units)	\$175.00
Limited Operation	Cold sandwiches & hotdogs only in stores	\$85.00
Food Processor	Gross Receipts under \$10,000 - <b>no license</b>	
	Gross Receipts \$10,001-50,000	\$100.00
	Gross Receipts over \$50,000	\$135.00
Camp	Children's Camp	\$80.00
Bakeries	Home	\$50.00
	Small Commercial	\$110.00
	Large Commercial (includes out-of-state bakeries)	\$220.00
Seafood	Seafood Vendor	\$110.00
Shellfish	Shellfish Reshipper/Repacker	\$250.00
Lodging	Capacity 1-10	\$70.00
	Capacity 11-20	<u>\$120.00</u> 16
	Capacity 21-50	\$175.00
	Capacity over 50	\$300.00

FOR OFFICE USE ONLY: Date Received 1-10-12 Amount \$ 120 Sanitarian Assigned OKABB 1-18-12

STATEMENT OF COMPLIANCE FOR LICENSE

1. Child Support (15 V.S.A. Section 795)

A license may not be issued or renewed unless the applicant certifies that he or she is not under an obligation to pay child support or is in good standing with respect to or in full compliance with a plan to pay any and all child support payable under a support order as of the date the application is filed. A "license" is any license, certification, or registration issued by an agency to conduct a trade or business, including a license to practice a profession or occupation. "Good standing" means that less than one-twelfth of the annual support obligation is overdue; or liability for any support payable is being contested in a judicial or quasi-judicial proceeding; or the applicant is in compliance with a repayment plan approved by the office of child support or agreed to by the parties. The licensing agency may also find that requiring immediate payment of child support due and payable would impose an unreasonable hardship.

2. Tax Liability (32 V.S.A. Section 3113)

No state agency may renew any license or other authority to conduct a trade or business unless the applicant first verifies in writing that he or she is in good standing with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date such statement is made. "Good standing" means that no taxes are due and payable; or the liability for any taxes due and payable is on appeal; or the person is in compliance with a payment plan approved by the Commissioner of Taxes. The licensing agency may condition license renewal on terms which would place the applicant in good standing with respect to any and all taxes as soon as reasonably possible, if the agency finds an unreasonable hardship.

3. Unemployment Compensation Contributions (21 V.S.A. Section 1378)

No agency of the state shall grant, issue or renew any license or other authority to conduct a trade or business (including a license to practice a profession) to any employing unit unless such employing unit shall first sign a written declaration, under the pains and penalties of perjury, that the employing unit is in good standing with respect to or in full compliance with a plan to pay any and all contributions or payments in lieu of contributions due as of the date such declaration is made. "Good standing" means that no contributions or payments in lieu of contributions due and payable is on appeal; or the employing unit is in compliance with a payment plan approved by the Commissioner of Labor & Industry; or, in the case of a licensee, the licensing agency finds that requiring immediate payment of contributions or payments in lieu of contributions due and payable would impose an unreasonable hardship.

CERTIFICATIONS OF COMPLIANCE

I have read the above material concerning child support, tax liability, and unemployment compensation contributions.

I hereby certify that I am not under an obligation to pay child support or I am in good standing, as described above, regarding child support.

I hereby further certify that I am in good standing, as described above, with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date of this statement. This certification is made under the pains and penalties of perjury.

I hereby declare that the employing unit of which I am the duly authorized representative is in good standing with respect to or in full compliance with a plan to pay any and all unemployment compensation contributions or payments in lieu of contributions due as of the date below. This declaration is made under the pains and penalties of perjury.

Signature: Lisa Gaujac

Name (printed): LISA Gaujac

Taxpayer ID # or SSN: [REDACTED] (required)

Date: 1/10/12

Establishments with a public water system must comply with the Department of Environmental Conservation Water Supply Rule. Please contact the DEC Water Supply Division at 800-823-6500 (in VT) or (802) 241-3400.

LICENSE IMAGE

ID # 0015348 Link ID # 15347 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 120.00

License Type LODGING  
Effective Date 01/10/2012 Expiration Date 12/31/2012

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date of Entry 01/12/2012 User Of Entry SJELEN  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 94703 Date Printed \_\_\_\_\_

- LICENSE IMAG                    1 Select
- 2 Next                            3 Previous
- 4 Return                         5 Print Historical License

LICENSE\_IMAGE Record 1 of 4 selected

LICENSE IMAGE

ID # 0015348 Link ID # 15347 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 135.00

License Type LODGING  
Effective Date 01/01/2013 Expiration Date 12/31/2013

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 12/07/2012 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 99781 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 2 of 4 selected

~~LICENSE IMAGE~~

ID # 0015348 Link ID # 15347 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 135.00

License Type LODGING  
Effective Date 01/01/2014 Expiration Date 12/31/2014

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 01/02/2014 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 105823 Date Printed \_\_\_\_\_

LICENSE IMAG 1 Select  
2 Next 3 Previous  
4 Return 5 Print Historical License

LICENSE\_IMAGE Record 3 of 4 selected

LICENSE IMAGE

ID #	<u>0015348</u>	Link ID #	<u>15347</u>	Duplicate ?	<u>          </u>	Capacity	<u>16</u>	Fee \$	<u>135.00</u>
License Type	<u>LODGING</u>								
Effective Date	<u>01/01/2015</u>			Expiration Date	<u>12/31/2015</u>				
Establishment Name & Location	<u>OLD LANTERN</u>								
	<u>3260 GREENBUSH ROAD</u>								
	<u>CHARLOTTE</u>								
Licensee Name & Address	<u>ROLANDS PLACE INC</u>								
	<u>PO BOX 208</u>								
	<u>CHARLOTTE</u>								
	<u>VT 05445</u>								
Date Of Entry	<u>12/18/2014</u>	User Of Entry	<u>HEDSON</u>						
Date Of Change	<u>          </u>	User Of Change	<u>          </u>						
S1032 Id	<u>111489</u>	Date Printed	<u>          </u>						

- LICENSE IMAG                    1 Select
  - 2 Next                            3 Previous
  - 4 Return                         5 Print Historical License
- LICENSE\_IMAGE Record 4 of 4 selected

# APPLICATION FOR LICENSE TO OPERATE A FOOD & LODGING ESTABLISHMENT

For office use only:  
 ID # 15347

STATE OF VERMONT  
 AGENCY OF HUMAN SERVICES  
 DEPARTMENT OF HEALTH  
 Food & Lodging Program  
 108 CHERRY STREET  
 P.O. BOX 70  
 BURLINGTON, VT 05402-0070

Please make checks payable  
 to the Vermont Dept. of  
 Health

ESTABLISHMENT NAME: Old Lantern

OWNER OR CORPORATE NAME: Roland's Place, Inc EMAIL: lisa@oldlantern.com

LOCATION: 3260 Greenbush Rd Phone No.: \_\_\_\_\_  
 (Street/Town)

MAILING ADDRESS: PO Box 208 Charlotte VT 05445  
 (Street or P.O. Box) (City) (State) (Zip Code)

THIS IS A:  NEW ESTABLISHMENT  PREVIOUSLY LICENSED or OWNERSHIP CHANGE  RENEWAL

If previously licensed establishment, indicate name of prior establishment and owner

EXPECTED OPENING DATE: 1/15/12 IF SEASONAL, OPENS: \_\_\_\_\_ CLOSSES: \_\_\_\_\_

PUBLIC BUILDING OR WASTEWATER PERMIT # & DATE ISSUED: 2/28/11

WATER SYSTEM OWNER/OPERATOR NAME: Roland's Place, Inc Roland Gaujoe

WATER SOURCE TYPE: Well WSID #: \_\_\_\_\_ SEWAGE DISPOSAL TYPE: Mound

TOTAL NUMBER OF RESTAURANT SEATS: 16 TOTAL LODGING CAPACITY: 16

License Applied For: (circle)

		Fee
Restaurant	Seating 0 - 25	<del>\$130.00</del>
	Seating 26 - 50	\$215.00
	Seating 51 - 100	\$270.00
	Seating 101 - 200	\$270.00
	Seating 201 or more	\$345.00
Caterer	Home Caterer	\$85.00
	Commercial (includes push carts & mobile units)	\$175.00
Limited Operation	Cold sandwiches & hotdogs only in stores	\$85.00
Food Processor	Gross Receipts under \$10,000 - <b>no license</b>	
	Gross Receipts \$10,001-50,000	\$100.00
	Gross Receipts over \$50,000	\$135.00
Camp	Children's Camp	\$80.00
Bakeries	Home	\$50.00
	Small Commercial	\$110.00
	Large Commercial (includes out-of-state bakeries)	\$220.00
Seafood	Seafood Vendor	\$110.00
Shellfish	Shellfish Reshipper/Repacker	\$250.00
Lodging	Capacity 1-10	<del>\$70.00</del>
	Capacity 11-20	<del>\$120.00</del> 14
	Capacity 21-50	<del>\$175.00</del>
	Capacity over 50	<del>\$300.00</del>

FOR OFFICE USE ONLY:  
 Date Received 1-10-12 Amount \$ 75.00 Sanitarian Assigned OKA/BB 1-18-12 SS

STATEMENT OF COMPLIANCE FOR LICENSE

1. Child Support (15 V.S.A. Section 795)

A license may not be issued or renewed unless the applicant certifies that he or she is not under an obligation to pay child support or is in good standing with respect to or in full compliance with a plan to pay any and all child support payable under a support order as of the date the application is filed. A "license" is any license, certification, or registration issued by an agency to conduct a trade or business, including a license to practice a profession or occupation. "Good standing" means that less than one-twelfth of the annual support obligation is overdue; or liability for any support payable is being contested in a judicial or quasi-judicial proceeding; or the applicant is in compliance with a repayment plan approved by the office of child support or agreed to by the parties. The licensing agency may also find that requiring immediate payment of child support due and payable would impose an unreasonable hardship.

2. Tax Liability (32 V.S.A. Section 3113)

No state agency may renew any license or other authority to conduct a trade or business unless the applicant first verifies in writing that he or she is in good standing with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date such statement is made. "Good standing" means that no taxes are due and payable; or the liability for any taxes due and payable is on appeal; or the person is in compliance with a payment plan approved by the Commissioner of Taxes. The licensing agency may condition license renewal on terms which would place the applicant in good standing with respect to any and all taxes as soon as reasonably possible, if the agency finds an unreasonable hardship.

3. Unemployment Compensation Contributions (21 V.S.A. Section 1378)

No agency of the state shall grant, issue or renew any license or other authority to conduct a trade or business (including a license to practice a profession) to any employing unit unless such employing unit shall first sign a written declaration, under the pains and penalties of perjury, that the employing unit is in good standing with respect to or in full compliance with a plan to pay any and all contributions or payments in lieu of contributions due as of the date such declaration is made. "Good standing" means that no contributions or payments in lieu of contributions due and payable is on appeal; or the employing unit is in compliance with a payment plan approved by the Commissioner of Labor & Industry; or, in the case of a licensee, the licensing agency finds that requiring immediate payment of contributions or payments in lieu of contributions due and payable would impose an unreasonable hardship.

CERTIFICATIONS OF COMPLIANCE

I have read the above material concerning child support, tax liability, and unemployment compensation contributions.

I hereby certify that I am not under an obligation to pay child support or I am in good standing, as described above, regarding child support.

I hereby further certify that I am in good standing, as described above, with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date of this statement. This certification is made under the pains and penalties of perjury.

I hereby declare that the employing unit of which I am the duly authorized representative is in good standing with respect to or in full compliance with a plan to pay any and all unemployment compensation contributions or payments in lieu of contributions due as of the date below. This declaration is made under the pains and penalties of perjury.

Signature: Lisa Gaujac

Name (printed): LISA GAUJAC

Taxpayer ID # or SSN: [REDACTED] (required)

Date: 1/10/12

Establishments with a public water system must comply with the Department of Environmental Conservation Water Supply Rule. Please contact the DEC Water Supply Division at 800-823-6500 (in VT) or (802) 241-3400.

~~LICENSE IMAGE~~

ID # 0015347 Link ID # 15348 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 75.00

License Type RESTAURANT  
Effective Date 01/10/2012 Expiration Date 12/31/2012

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 01/12/2012 User Of Entry SJELEN  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 94702 Date Printed \_\_\_\_\_

LICENSE IMAG                    1 Select  
2 Next                            3 Previous  
4 Return                         5 Print Historical License  
LICENSE\_IMAGE Record 1 of 4 selected

LICENSE IMAGE

ID # 0015347 Link ID # 15348 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 85.00

License Type RESTAURANT  
Effective Date 01/01/2013 Expiration Date 12/31/2013

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 12/07/2012 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 99780 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 2 of 4 selected

LICENSE IMAGE

ID # 0015347 Link ID # 15348 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 85.00

License Type RESTAURANT  
Effective Date 01/01/2014 Expiration Date 12/31/2014

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 01/02/2014 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 105822 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 3 of 4 selected

~~LICENSE IMAGE~~

ID # 0015347 Link ID # 15348 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 85.00

License Type RESTAURANT  
Effective Date 01/01/2015 Expiration Date 12/31/2015

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 12/18/2014 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 111488 Date Printed \_\_\_\_\_

- LICENSE IMAG                    1 Select
- 2 Next                            3 Previous
- 4 Return                         5 Print Historical License

LICENSE\_IMAGE Record 4 of 4 selected

LICENSE IMAGE

ID #	<u>0000615</u>	Link ID #	_____	Duplicate ?	_____	Capacity	<u>300</u>	Fee \$	<u>140.00</u>
License Type	<u>RESTAURANT</u>			Expiration Date	<u>11/30/1994</u>				
Effective Date	<u>12/20/1993</u>								
Establishment Name & Location	<u>OLD LANTERN</u>								
	<u>GREENBUSH ROAD</u>								
	<u>CHARLOTTE</u>								
Licensee Name & Address	<u>MARVIN GARDENS, INC.</u>								
	<u>P.O. BOX 310</u>								
	<u>CHARLOTTE</u>						<u>VT</u>	<u>05445</u>	
Date Of Entry	<u>01/13/1994</u>	User Of Entry	<u>DCHANDL</u>						
Date Of Change	_____	User Of Change	_____						
S1032 Id	<u>453</u>	Date Printed	_____						

LICENSE IMAG                                    1 Select  
2 Next    3 Previous  
4 Return                                         5 Print Historical License  
LICENSE\_IMAGE Record 1 of 1 selected

**Roland Gaujac**

**From:** "Tom Mansfield" <tom@townofcharlotte.com>  
**To:** <rolands@gmavt.net>  
**Sent:** Tuesday, June 02, 2009 11:02 AM  
**Subject:** Old Lantern Septic

Roland

Charlotte's septic consultant, Spencer Harris, does not believe you will need any septic system permits or upgrades if you use the existing kitchen in the Old Lantern to prepare food for future events provided you do not substantially change the equipment or use of equipment in the kitchen, for instance, add a deep fryer. Spencer recommends that you add a pre-treatment filter unit to your existing system to help prevent a failure. Alan Clark can put one in for you and you do not need a permit. Let me know if you have any other questions.  
Tom

6/29/30

Called Tom Mansfield Charlotte  
fire Marshall sets number

Jim Waste Water Charlotte  
ON OWN system NO state permit  
needed



# Town of Charlotte

ESTABLISHED 1762

February 28, 2011

Roland and Lisa Gaujac  
P. O. Box 208  
Charlotte, VT 05445

Re: WW-138-1103

Dear Mr. & Ms. Gaujac:

Enclosed are two copies of the above referenced permit. You must file one copy of the permit (the original) with the town clerk within 30 days of issuance.

Please take the item stamped "Documents for Recording" and the correct fee (\$10.00 per page) to the town clerk.

**A copy of the permit attached to this cover letter and approved plan(s) are for your records.**

Please be sure to read the entire permit. The permit includes a number of conditions that must be met and kept. Feel free to contact me with any questions.

Very truly yours,

Tom Mansfield  
Administrative Officer  
Town of Charlotte

Enclosures



# Town of Charlotte

ESTABLISHED 1762

DOCUMENTS  
FOR  
RECORDING

## SEWER AND POTABLE WATER SUPPLY PERMIT

### REGULATIONS INVOLVED

#### Environmental Protection Rules

Chapter 1, Wastewater System and Potable Water Supply Rules,

Effective September 29, 2007

Chapter 21, Water Supply Rules, Effective April 25, 2005

Case Number: WW-138-1103

PIN: EJ10-0213

Landowner: Roland and Lisa Gaujac  
3260 Greenbush Road  
Charlotte, VT 05445

This permit affects property identified as Town Tax Parcel ID# 00004-3260 and referenced in deeds recorded in Book 164, Pages 11-14 of the Land Records in Charlotte, Vermont.

This project, consisting of a mound style wastewater disposal system to accommodate a proposed 8 room guesthouse (Inn) with an additional 2 bedroom residence on the subject property, a 9.54 acre parcel located on Greenbush Road in Charlotte, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions.

### GENERAL

1. This permit does not relieve the permittee from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division-telephone (802)241-3400, Water Quality Division-telephone (802)241-3770, the Department Public Safety, Division of Fire Safety-telephone Williston Regional Office (802)879-2300, the Department of Health-telephone (802)863-7221, and local officials prior to proceeding with this project.
2. The project shall be completed as shown on the following plans which have been stamped "approved" by the Wastewater Management Division:

Dwg. 1 of 4, "C1 Overall Site Plan" dated June 2010, last revised 2-17-11; Dwg. 2 of 4, "C2.1 Site Grading and Drainage Plan" dated June 2010, last revised 2-7-11; Dwg. 3 of 4, "C3 Wastewater Disposal System Details and Sections" dated June 2010, last revised 2-7-11; and Dwg. 4 of 4 "C-6.0 Specifications" dated June, 2010, last revised 2-7-11 and prepared by David S. Marshall, P. E. Licensed Designer #6019.

159 FERRY ROAD P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119

TOWN CLERK: (802) 425-3071 ♦ PLANNING & ZONING: (802) 425-3533 ♦ LISTER: (802) 425-3855 ♦ FAX: (802) 425-4241

The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal system, building location or the approved use of the building without prior written approval from the Wastewater Management Division.

3. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit in the Charlotte Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
4. Each prospective purchaser of the lot/unit shall be shown copies of the Wastewater System and Potable Water Supply Permit and the approved plans prior to conveyance of the lot.
5. This project has been reviewed and approved for the future construction of an 8 room guesthouse (Inn) with a 2 bedroom residence on the subject lot. The permittee shall not construct any type of structure requiring plumbing, including public buildings, duplexes, condominium units, or commercial buildings, without prior review and approval by the Wastewater Management Division. Such approvals will not be granted unless the proposal conforms to the applicable laws and regulations.
6. All conditions set forth in Permit #WW-138-1103 shall remain in effect except as modified or amended herein.
7. The Wastewater Management Division now reviews the water supply and wastewater disposal systems for all buildings under 10 V.S.A., Chapter 64-Potable Water Supply and Wastewater System Permit.
8. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
9. A copy of the approved plans and this permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or local personnel.
10. Any lot depicted on the plans and not specifically referenced as being approved for a use requiring a potable water supply and wastewater disposal system shall comply with the Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, Effective January 1, 2005, Section 1-403 (a)(5) for the creation of unimproved lots.

### WATER SUPPLY & WASTEWATER DISPOSAL

11. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated, that states:

“I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests.”

This shall include the water supply and wastewater disposal systems, and, water service and sanitary sewer lines to each structure.

12. The project is approved for connection to an existing on-site water supply system from a drilled well (the Hill well, so-called) provided that the well is located as shown on the approved plan. The Wastewater Management Division shall allow no other method, or location of obtaining potable water without prior review and approval.
13. The well location shall meet all minimum separation distances required by the Environmental Protection Rules, Chapter 21, Water Supply Rule, Appendix A, Part 11-Small Scale Water Systems, Section 11.4. The well(s) shall be constructed in accordance with the Appendix A, Part 12.
14. The project is approved for a wastewater disposal by construction and utilization of the site-specific wastewater disposal system depicted on the approved plans. The Wastewater Management Division shall allow no other method, or location of wastewater disposal without prior review and approval.
15. The project is approved for a mound wastewater disposal system provided the mound is constructed in strict accordance with the following conditions:
  - A. The mound system is to be located and constructed as depicted on the plans that have been stamped “approved” by the Wastewater Management Division.
  - B. A licensed designer, who has been determined acceptable by the Wastewater Management Division, shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the

- site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation
- C. The construction of the mound shall adhere to the guidelines set forth in Section 1-517 (f) of the Wastewater System and Potable Water Supply Rules.
  - D. The qualified consultant shall inspect the construction of the curtain drain if required.
  - E. Upon completion of construction, and prior to occupancy of any structure being served by the mound system, the licensed designer, who has been determined acceptable by the Wastewater Management Division, shall submit a written certification stating the construction has been completed in accordance with the stamped plans and the permit.
16. The approved wastewater disposal system has been designed to serve an 8 room guesthouse (Inn) that includes a 2 bedroom residence. Prior to any increase in bedrooms, the landowner shall submit an application, fee, and engineering plans for review and approval by the Wastewater Management Division.
17. The Wastewater Management Division is to be notified, if at any time the wastewater disposal system fails to function properly and/or creates a health hazard.
18. No buildings, roads, water lines, or other construction that might interfere with the installation or operation of the wastewater disposal system is allowed on or near the site-specific wastewater disposal system or replacement area depicted on the approved plans. All isolation distances, which are set forth in the Wastewater System and Potable Water Supply Rules, will be incorporated into the construction and installation of the wastewater disposal field. Compliance with these isolation distances is required.

**Dated at Charlotte, Vermont on February 28, 2011**

David K. Mears, Commissioner  
Department of Environmental Conservation

By   
Thomas Mansfield  
Sewage Control Officer, Town of Charlotte, Vermont

Cc: For the Record  
Town of Charlotte  
David Marshall

## Britney Tenney

---

**From:** Dean Bloch  
**Sent:** Tuesday, November 03, 2015 8:37 AM  
**To:** Britney Tenney  
**Subject:** FW: Old Lantern Support to be read at zoning meeting

-----Original Message-----

From: Amadee Denton [<mailto:ADenton@sbschools.net>]  
Sent: Monday, November 02, 2015 7:39 PM  
To: Dean Bloch; Jeannine McCrumb  
Cc: [sadenton@gmavt.net](mailto:sadenton@gmavt.net)  
Subject: Old Lantern Support to be read at zoning meeting

We are writing this letter in support of the Old Lantern. Roland and Lisa have been extremely generous to so many individuals, families and organizations within our small town of Charlotte. The lack of support for the Old Lantern could adversely effect so many within our community. Each year they generously DONATE their building to the Fire and Rescue Departments annual BBQ, the Boy Scout pancake breakfast, the tractor parade dance, that's just to name a few.

This business has been a staple within our town for over 50 years. It would be a true shame to not support their continuing business so they may continue to provide jobs to local individuals and a wonderful venue for another 50+ years.

Respectfully submitted,  
Steve & Amadee Denton  
509 Sheehan Green  
Charlotte

Sent from my iPad

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This email may contain information protected under the Family Educational Rights and Privacy Act (FERPA) or the Health Insurance Portability and Accountability Act (HIPAA). If this email contains confidential and/or privileged health or student information and you are not entitled to access such information under FERPA or HIPAA, federal regulations require that you destroy this email without reviewing it and you may not forward it to anyone.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, DC 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).

Revised by mandate of the USDA dated March 24th, 2014.

## Britney Tenney

---

**From:** Jeannine McCrumb  
**Sent:** Wednesday, November 04, 2015 10:14 AM  
**To:** Britney Tenney  
**Subject:** FW: Old Lantern

Not sure if you received this one.

**From:** Lisa Gaujac [<mailto:lgaujac@gmail.com>]  
**Sent:** Tuesday, November 03, 2015 9:13 AM  
**To:** [Lizbuf@aol.com](mailto:Lizbuf@aol.com)  
**Cc:** Jeannine McCrumb <[Jeannine@townofcharlotte.com](mailto:Jeannine@townofcharlotte.com)>  
**Subject:** Re: Old Lantern

Thank you so much! I appreciate your support. Unfortunately, a lot of people who grew up at the Old Lantern have gone south to Florida but the email is helpful. Thank you, Lisa

On Tue, Nov 3, 2015 at 8:45 AM, <[Lizbuf@aol.com](mailto:Lizbuf@aol.com)> wrote:

I am sorry to hear of the opposition to the Lantern. I am in FL and can't attend the meeting, but perhaps an email will help.

In 1968 we rented a house from Earl and so lived quite near the OL. I remember the dances on the weekend. These never bothered us. Even after we moved I attended many events where there was food. This is a very useful business to have in Charlotte. We don't have to look outside town to find a nice venue for events. The weddings bring in money for other businesses. I'm sure it is not that much of a bother traffic wise as it isn't in constant use.

I hope that you prevail. Elizabeth Clark, Charlotte

--

Lisa Gaujac  
Old Lantern Inn & Barn  
Charlotte, Vermont

## MEMO

To: Charlotte Zoning Board of Adjustment  
Fr: Maura and Justin Wygmans, 3176 Greenbush Rd.  
Dt: Nov. 3, 2015  
Re: Old Lantern ZBA Hearing to be held Nov. 4<sup>th</sup>.

Good Evening,

Thank you for your consideration of the Change of Use of the Old Lantern Barn. First, we would like to make clear that we are in support of the continuation of the Old Lantern as a business in this community. We are not trying to put the Old Lantern out-of-business. As business owners ourselves, we admire the hard work and dedication that goes into running a business. However, we also believe that part of running a successful business is being a responsible business owner – responsible to the rules and regulations that apply to the business and responsible to others whom your business may impact.

As has been stated many times, the Old Lantern has been in operation as an Event Facility for over 50 years in Charlotte. However, the property has changed - from its original 200 acres of campground and event hall to a 5 acre parcel from 1990 to 2003, to its current configuration of 9.54 acres with a full Banquet Hall and Inn.

We believe that during the past 15 years, there have been multiple times where the Land Use Regulations should have been applied to the facility. For the sake of brevity, they are

1. After the discontinued use in 1998-1999 (which can be substantiated by multiple current and former neighbors, as well as Tax Records, Electrical Usage Records, etc.)
2. In 2003 when the Old Lantern barn and the farmhouse were involved in a Minor Subdivision Amendment which moved 4.52 acres from the Farmhouse Parcel to the Old Lantern Parcel
3. In 2008, when Tom Mansfield informed the owners of the Old Lantern that they needed to apply for a permit for work on the building (excerpt of letter included below)
4. In 2009, when the Old Lantern facility was upgraded to include a fully-operational commercial kitchen (see State of Vermont Permit Records)
5. And in 2010, when the Old Lantern facility was part of a Planned Unit Development and Conditional Use Review for the approval of the Inn on the same parcel. (See Applicable Permit Applications)

Section 1.3 (C) of the Land Use Regulations states:

“no land development or subdivision of land shall commence in the Town of Charlotte except in conformance with these regulations”

On April 21, 2008, Tom Mansfield, Zoning Administrator for Charlotte sent a letter to Roland and Lisa. It stated:

“The Old Lantern operates under a **Conditional Use approval** from the Town of Charlotte. The newly installed French Doors and stairwell at the rear of the building suggest a contemplated

**change or enlargement in the approved use** of the building and property. Such a change or enlargement would trigger review by the Zoning Board of Adjustment and ultimately issuance of a building permit. As a public building, this change would also require approval and permitting from the State of Vermont Division of Public Safety.”

The letter goes on to request a response and also a copy of the Division of Fire Safety Permit. The Town has no record of a response from the owners of the Old Lantern and no permits were ever issued. Also, it should be noted that there is no record of a “Conditional Use Approval” for the Old Lantern facility in the Town records.

Currently, we estimate that the Old Lantern hosts over 60 events per year, mostly on Friday, Saturday and Sunday afternoons and evenings. This is a great increase from the 5-10 events per year that occurred when we first purchased our property. Many of these events include an outdoor celebration. This expansion of use to outside the building is particularly incompatible with neighbors who are home on weekends and wish to utilize their yards for normal weekend activities, and is a new use for the facility. The celebration then moves indoors and is often accompanied by loud dance music. We have provided the Town with documentation that the Old Lantern exceeds 70 decibels at the property boundary on a regular basis. The Town Administrator also found that the Old Lantern noise was exceeding 70 decibels. We hear this music over our own outdoor speakers when we are on our back porch. We hear this music until 11 PM inside our home, even with all the windows closed. We avoid our home on most weekends, because we cannot enjoy our own property.

Section 3.12 Performance Standards of the Land Use Regulations states:

“no use, under normal circumstances, shall cause or result in (1) **noise in excess of 70 decibels**, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area;”

For nine years, we have tried to solve the problem ourselves. As owners of a construction business, we offered twice to complete the work ourselves to properly sound insulate the building and block off the north facing windows at no cost to Lisa and Roland. Our offer was refused. We have repeatedly asked Lisa and Roland to meet with us to solve any issues that exist between neighbors. Our requests have been rebuffed. And so, we find ourselves with no choice, but ask the Town to address the noise issue.

Our request is simple – Require that the owners of the Old Lantern follow the rules of the Land Use Regulations, regulations that all other residents and businesses in the Town must follow; require that they apply for the proper permits and **meet the noise standard** set forth in the Performance Standards.

Thank you,

Maura and Justin Wygmans

## Britney Tenney

---

**From:** Jeannine McCrumb  
**Sent:** Wednesday, November 04, 2015 11:49 AM  
**To:** Britney Tenney  
**Subject:** FW: Old Lantern history

**From:** Tracie Cassarino [<mailto:traciecassarino@gmail.com>]  
**Sent:** Wednesday, November 04, 2015 11:30 AM  
**To:** Jeannine McCrumb <[Jeannine@townofcharlotte.com](mailto:Jeannine@townofcharlotte.com)>; Lisa Gaujac <[lgaujac@gmail.com](mailto:lgaujac@gmail.com)>  
**Subject:** Old Lantern history

Hi Jeannine,

I understand there is a meeting tonight to discuss some complaints regarding the zoning of the Old Lantern.

Lisa mentioned that one of the complaints is that the Old Lantern was never setup to be a venue that served food.

I am adding my historical information on this so you have additional information...

I attended 2 events at the Old Lantern between 1988 and 1991. One was a wedding where I performed and one was my high school class reunion.

In both cases, the event was catered with a complete sit down dinner out of the Old Lantern's full kitchen.

In addition, I helped setup this business with Lisa and Roland as their original sales person. What I learned during those 6 years is that the Old Lantern holds a very important place in the hearts of many Vermonters who are in nearby communities. I booked many, many events where the families were carrying on the legacy of using the same venue as their parents, siblings and other family members.

It would be deplorable to take this option off the table for those families who have called Vermont their home for all these years. Especially when the complaints are being waged by non-Vermonters who clearly cannot appreciate how we all feel about the legacy of our community and the importance of family (I'm not sure if you are a Vermonter, but based on the role you hold, I'm sure you are as proud of this as we natives are 😊).

Thanks,  
Tracie

## **Britney Tenney**

---

**From:** Mike Yantachka <myantachka.dfa@gmail.com>  
**Sent:** Tuesday, November 03, 2015 9:52 AM  
**To:** Britney Tenney  
**Subject:** Old Lantern Permit

To: Charlotte Zoning Administrator and Zoning Board of Adjustment

I am writing to express my opinion on the Old Lantern as it is currently operating under the ownership of Lisa and Roland Gaujac.

The Old Lantern has been a community gathering space and event venue for as long as I've lived in Charlotte, which is now 30 years. It is an important community resource and is located in the village where such a venue should be located. Having read the objections by the appellants, I believe that appropriate accommodations could be made to allow the Old Lantern to continue operating while addressing their concerns.

Regarding the noise complaints, if the owners could adopt a policy of not allowing external speakers to be used onsite, there would be less likelihood of a noise violation occurring. Setting time limits on music coming from the hall would also help.

As for "noxious odors" coming from the kitchen, I would hope that simply cooking food would not be considered noxious.

I consider the Old Lantern to be a valuable community resource that we should not lightly dismiss. The Old Lantern has hosted Boy Scout Pancake Breakfasts, Fire Department Pig Roasts, and meetings and fundraisers of various civic groups. Losing the Old Lantern would be a major negative change to the character of Charlotte. Instead we should find ways to make it work while addressing the impacts it may be having on the neighbors.

Regards,  
Mike Yantachka  
393 Natures Way  
Charlotte, VT 05445  
(802) 233-5238

## MEMO

To: Charlotte Zoning Board of Adjustment  
Fr: Maura and Justin Wygmans, 3176 Greenbush Rd.  
Dt: Nov. 3, 2015  
Re: Old Lantern ZBA Hearing to be held Nov. 4<sup>th</sup>.

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Our request is simple – Require that the owners of the Old Lantern follow the rules of the Land Use Regulations, regulations that all other residents and businesses in the Town must follow; require that they apply for the proper permits and **meet the noise standard** set forth in the Performance Standards.

Thank you,

Maura and Justin Wygmans

# APPLICATION FOR LICENSE TO OPERATE A FOOD & LODGING ESTABLISHMENT

For office use only:  
 ID # 11855

STATE OF VERMONT  
 AGENCY OF HUMAN SERVICES  
 DEPARTMENT OF HEALTH  
 Food & Lodging Program  
 108 CHERRY STREET  
 P.O. BOX 70  
 BURLINGTON, VT 05402-0070

Please make checks payable  
 to the Vermont Dept. of  
 Health

ESTABLISHMENT NAME: The Old Lantern

OWNER OR CORPORATE NAME: Roland's Place, Inc.

LOCATION: 3620 Greenbush Rd. Phone No.: \_\_\_\_\_  
 (Street/Town)

MAILING ADDRESS: PO. Box 208 Charlotte VT 05445  
 (Street or P.O. Box) (City) (State) (Zip Code)

THIS IS A:  NEW ESTABLISHMENT  PREVIOUSLY LICENSED or OWNERSHIP CHANGE  RENEWAL

If previously licensed establishment, indicate name of prior establishment and owner

EXPECTED OPENING DATE: July 6, 2009 IF SEASONAL, OPENS: \_\_\_\_\_ CLOSSES: \_\_\_\_\_

PUBLIC BUILDING OR WASTEWATER PERMIT # & DATE ISSUED: \_\_\_\_\_

WATER SYSTEM OWNER/OPERATOR NAME: \_\_\_\_\_

WATER SOURCE TYPE: public WSID #: \_\_\_\_\_ SEWAGE DISPOSAL TYPE: septic

TOTAL NUMBER OF RESTAURANT SEATS: 350 TOTAL LODGING CAPACITY: \_\_\_\_\_

License Applied For: (circle)		Fee
Restaurant	Seating 0 - 25	\$75.00
	Seating 26 - 50	\$130.00
	Seating 51 - 100	\$215.00
	Seating 101 - 200	\$270.00
	Seating 201 or more	<u>\$345.00</u>
Caterer	Home Caterer	\$85.00
	Commercial (includes push carts & mobile units)	\$175.00
Limited Operation	Cold sandwiches & hotdogs only in stores	\$85.00
Food Processor	Gross Receipts under \$10,000 - <i>no license</i>	
	Gross Receipts \$10,001-50,000	\$100.00
	Gross Receipts over \$50,000	\$135.00
Camp	Children's Camp	\$80.00
Bakeries	Home	\$50.00
	Small Commercial	\$110.00
	Large Commercial (includes out-of-state bakeries)	\$220.00
Seafood	Seafood Vendor	\$110.00
Shellfish	Shellfish Reshipper/Repacker	\$250.00
Lodging	Capacity 1-10	\$70.00
	Capacity 11-20	\$120.00
	Capacity 21-50	\$175.00
	Capacity over 50	\$300.00

FOR OFFICE USE ONLY: Date Received 7/8/09 Amount \$ 345 Sanitarian Assigned O KoubB 7-27-09  
7/6/09

STATEMENT OF COMPLIANCE FOR LICENSE

1. Child Support (15 V.S.A. Section 795)

A license may not be issued or renewed unless the applicant certifies that he or she is not under an obligation to pay child support or is in good standing with respect to or in full compliance with a plan to pay any and all child support payable under a support order as of the date the application is filed. A "license" is any license, certification, or registration issued by an agency to conduct a trade or business, including a license to practice a profession or occupation. "Good standing" means that less than one-twelfth of the annual support obligation is overdue; or liability for any support payable is being contested in a judicial or quasi-judicial proceeding; or the applicant is in compliance with a repayment plan approved by the office of child support or agreed to by the parties. The licensing agency may also find that requiring immediate payment of child support due and payable would impose an unreasonable hardship.

2. Tax Liability (32 V.S.A. Section 3113)

No state agency may renew any license or other authority to conduct a trade or business unless the applicant first verifies in writing that he or she is in good standing with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date such statement is made. "Good standing" means that no taxes are due and payable; or the liability for any taxes due and payable is on appeal; or the person is in compliance with a payment plan approved by the Commissioner of Taxes. The licensing agency may condition license renewal on terms which would place the applicant in good standing with respect to any and all taxes as soon as reasonably possible, if the agency finds an unreasonable hardship.

3. Unemployment Compensation Contributions (21 V.S.A. Section 1378)

No agency of the state shall grant, issue or renew any license or other authority to conduct a trade or business (including a license to practice a profession) to any employing unit unless such employing unit shall first sign a written declaration, under the pains and penalties of perjury, that the employing unit is in good standing with respect to or in full compliance with a plan to pay any and all contributions or payments in lieu of contributions due as of the date such declaration is made. "Good standing" means that no contributions or payments in lieu of contributions due and payable is on appeal; or the employing unit is in compliance with a payment plan approved by the Commissioner of Labor & Industry; or, in the case of a licensee, the licensing agency finds that requiring immediate payment of contributions or payments in lieu of contributions due and payable would impose an unreasonable hardship.

CERTIFICATIONS OF COMPLIANCE

I have read the above material concerning child support, tax liability, and unemployment compensation contributions.

I hereby certify that I am not under an obligation to pay child support or I am in good standing, as described above, regarding child support.

I hereby further certify that I am in good standing, as described above, with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date of this statement. This certification is made under the pains and penalties of perjury.

I hereby declare that the employing unit of which I am the duly authorized representative is in good standing with respect to or in full compliance with a plan to pay any and all unemployment compensation contributions or payments in lieu of contributions due as of the date below. This declaration is made under the pains and penalties of perjury.

Signature: Lisa Grayac

Name (printed): LISA Grayac

Taxpayer ID # or SSN: [REDACTED]  
(required)

Date: July 6, 2009



~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 345.00

License Type RESTAURANT  
Effective Date 07/01/2010 Expiration Date 06/30/2011

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 06/18/2010 User Of Entry BWHITE  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 86004 Date Printed \_\_\_\_\_

LICENSE IMAG 1 Select  
2 Next 3 Previous  
4 Return 5 Print Historical License  
LICENSE\_IMAGE Record 3 of 8 selected

LICENSE IMAGE

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 345.00

License Type RESTAURANT  
Effective Date 07/01/2011 Expiration Date 06/30/2012

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 07/01/2011 User Of Entry BWHITE  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 91867 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 4 of 8 selected

~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 345.00  
License Type RESTAURANT  
Effective Date 07/01/2012 Expiration Date 06/30/2013  
Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE  
Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445  
Date Of Entry 06/08/2012 User Of Entry SJELEN  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 97060 Date Printed \_\_\_\_\_

LICENSE IMAG 1 Select  
2 Next 3 Previous  
4 Return 5 Print Historical License  
LICENSE\_IMAGE Record 5 of 8 selected

LICENSE IMAGE

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 390.00

License Type RESTAURANT  
Effective Date 07/01/2013 Expiration Date 06/30/2014

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 06/06/2013 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 102717 Date Printed \_\_\_\_\_

LICENSE IMAG                    1 Select  
2 Next                            3 Previous  
4 Return                         5 Print Historical License  
LICENSE\_IMAGE Record 6 of 8 selected

~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 390.00

License Type RESTAURANT  
Effective Date 07/01/2014 Expiration Date 06/30/2015

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 06/05/2014 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 108428 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 7 of 8 selected

~~LICENSE IMAGE~~

ID # 0011855 Link ID # \_\_\_\_\_ Duplicate ? \_\_\_\_\_  
Capacity 350 Fee \$ 390.00

License Type RESTAURANT  
Effective Date 07/01/2015 Expiration Date 06/30/2016

Establishment Name & Location OLD LANTERN  
3620 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLAND PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 06/11/2015 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 114236 Date Printed \_\_\_\_\_

LICENSE IMAG                    1 Select  
2 Next                            3 Previous  
4 Return                         5 Print Historical License  
LICENSE\_IMAGE Record 8 of 8 selected

# APPLICATION FOR LICENSE TO OPERATE A FOOD & LODGING ESTABLISHMENT

For office use only:  
 ID # 15348

STATE OF VERMONT  
 AGENCY OF HUMAN SERVICES  
 DEPARTMENT OF HEALTH  
 Food & Lodging Program  
 108 CHERRY STREET  
 P.O. BOX 70  
 BURLINGTON, VT 05402-0070

Please make checks payable  
 to the Vermont Dept. of  
 Health

ESTABLISHMENT NAME: Old Lantern

OWNER OR CORPORATE NAME: Roland's Place, Inc EMAIL: lisa@oldlantern.com

LOCATION: 3260 Greenbush Rd Phone No.: \_\_\_\_\_  
 (Street/Town)

MAILING ADDRESS: PO Box 208 Charlotte VT 05445  
 (Street or P.O. Box) (City) (State) (Zip Code)

THIS IS A:  NEW ESTABLISHMENT  PREVIOUSLY LICENSED or OWNERSHIP CHANGE  RENEWAL

If previously licensed establishment, indicate name of prior establishment and owner

EXPECTED OPENING DATE: 1/15/12 IF SEASONAL, OPENS: \_\_\_\_\_ CLOSSES: \_\_\_\_\_

PUBLIC BUILDING OR WASTEWATER PERMIT # & DATE ISSUED: 2/28/11

WATER SYSTEM OWNER/OPERATOR NAME: Roland's Place, Inc Roland Gaujac

WATER SOURCE TYPE: well WSID #: \_\_\_\_\_ SEWAGE DISPOSAL TYPE: mound

TOTAL NUMBER OF RESTAURANT SEATS: 16 TOTAL LODGING CAPACITY: 16

License Applied For: (circle)

		Fee
Restaurant	Seating 0 - 25	<del>_____</del>
	Seating 26 - 50	\$130.00
	Seating 51 - 100	\$215.00
	Seating 101 - 200	\$270.00
	Seating 201 or more	\$345.00
Caterer	Home Caterer	\$85.00
	Commercial (includes push carts & mobile units)	\$175.00
Limited Operation	Cold sandwiches & hotdogs only in stores	\$85.00
Food Processor	Gross Receipts under \$10,000 - <b>no license</b>	
	Gross Receipts \$10,001-50,000	\$100.00
	Gross Receipts over \$50,000	\$135.00
Camp	Children's Camp	\$80.00
Bakeries	Home	\$50.00
	Small Commercial	\$110.00
	Large Commercial (includes out-of-state bakeries)	\$220.00
Seafood	Seafood Vendor	\$110.00
Shellfish	Shellfish Reshipper/Repacker	\$250.00
Lodging	Capacity 1-10	\$70.00
	Capacity 11-20	<u>\$120.00</u> 16
	Capacity 21-50	\$175.00
	Capacity over 50	\$300.00

FOR OFFICE USE ONLY: Date Received 1-10-12 Amount \$ 120 Sanitarian Assigned OKABB 1-18-12

STATEMENT OF COMPLIANCE FOR LICENSE

1. Child Support (15 V.S.A. Section 795)

A license may not be issued or renewed unless the applicant certifies that he or she is not under an obligation to pay child support or is in good standing with respect to or in full compliance with a plan to pay any and all child support payable under a support order as of the date the application is filed. A "license" is any license, certification, or registration issued by an agency to conduct a trade or business, including a license to practice a profession or occupation. "Good standing" means that less than one-twelfth of the annual support obligation is overdue; or liability for any support payable is being contested in a judicial or quasi-judicial proceeding; or the applicant is in compliance with a repayment plan approved by the office of child support or agreed to by the parties. The licensing agency may also find that requiring immediate payment of child support due and payable would impose an unreasonable hardship.

2. Tax Liability (32 V.S.A. Section 3113)

No state agency may renew any license or other authority to conduct a trade or business unless the applicant first verifies in writing that he or she is in good standing with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date such statement is made. "Good standing" means that no taxes are due and payable; or the liability for any taxes due and payable is on appeal; or the person is in compliance with a payment plan approved by the Commissioner of Taxes. The licensing agency may condition license renewal on terms which would place the applicant in good standing with respect to any and all taxes as soon as reasonably possible, if the agency finds an unreasonable hardship.

3. Unemployment Compensation Contributions (21 V.S.A. Section 1378)

No agency of the state shall grant, issue or renew any license or other authority to conduct a trade or business (including a license to practice a profession) to any employing unit unless such employing unit shall first sign a written declaration, under the pains and penalties of perjury, that the employing unit is in good standing with respect to or in full compliance with a plan to pay any and all contributions or payments in lieu of contributions due as of the date such declaration is made. "Good standing" means that no contributions or payments in lieu of contributions due and payable is on appeal; or the employing unit is in compliance with a payment plan approved by the Commissioner of Labor & Industry; or, in the case of a licensee, the licensing agency finds that requiring immediate payment of contributions or payments in lieu of contributions due and payable would impose an unreasonable hardship.

CERTIFICATIONS OF COMPLIANCE

I have read the above material concerning child support, tax liability, and unemployment compensation contributions.

I hereby certify that I am not under an obligation to pay child support or I am in good standing, as described above, regarding child support.

I hereby further certify that I am in good standing, as described above, with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date of this statement. This certification is made under the pains and penalties of perjury.

I hereby declare that the employing unit of which I am the duly authorized representative is in good standing with respect to or in full compliance with a plan to pay any and all unemployment compensation contributions or payments in lieu of contributions due as of the date below. This declaration is made under the pains and penalties of perjury.

Signature: Lisa Gaujac

Name (printed): LISA Gaujac

Taxpayer ID # or SSN: [REDACTED] (required)

Date: 1/10/12

LICENSE IMAGE

ID # 0015348 Link ID # 15347 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 120.00

License Type LODGING  
Effective Date 01/10/2012 Expiration Date 12/31/2012

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date of Entry 01/12/2012 User Of Entry SJELEN  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 94703 Date Printed \_\_\_\_\_

- LICENSE IMAG                    1 Select
- 2 Next                            3 Previous
- 4 Return                         5 Print Historical License

LICENSE\_IMAGE Record 1 of 4 selected

LICENSE IMAGE

ID # 0015348 Link ID # 15347 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 135.00

License Type LODGING  
Effective Date 01/01/2013 Expiration Date 12/31/2013

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 12/07/2012 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 99781 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 2 of 4 selected

~~LICENSE IMAGE~~

ID # 0015348 Link ID # 15347 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 135.00

License Type LODGING  
Effective Date 01/01/2014 Expiration Date 12/31/2014

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 01/02/2014 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 105823 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 3 of 4 selected

LICENSE IMAGE

ID #	<u>0015348</u>	Link ID #	<u>15347</u>	Duplicate ?	<u>          </u>	Capacity	<u>16</u>	Fee \$	<u>135.00</u>
License Type	<u>LODGING</u>								
Effective Date	<u>01/01/2015</u>				Expiration Date	<u>12/31/2015</u>			
Establishment Name & Location	<u>OLD LANTERN</u>								
	<u>3260 GREENBUSH ROAD</u>								
	<u>CHARLOTTE</u>								
Licensee Name & Address	<u>ROLANDS PLACE INC</u>								
	<u>PO BOX 208</u>								
	<u>CHARLOTTE</u>								
	<u>VT 05445</u>								
Date Of Entry	<u>12/18/2014</u>	User Of Entry	<u>HEDSON</u>						
Date Of Change	<u>          </u>	User Of Change	<u>          </u>						
S1032 Id	<u>111489</u>	Date Printed	<u>          </u>						

LICENSE IMAG                    1 Select  
2 Next                            3 Previous  
4 Return                         5 Print Historical License  
LICENSE\_IMAGE Record 4 of 4 selected

# APPLICATION FOR LICENSE TO OPERATE A FOOD & LODGING ESTABLISHMENT

For office use only:  
 ID # 15347

STATE OF VERMONT  
 AGENCY OF HUMAN SERVICES  
 DEPARTMENT OF HEALTH  
 Food & Lodging Program  
 108 CHERRY STREET  
 P.O. BOX 70  
 BURLINGTON, VT 05402-0070

Please make checks payable  
 to the Vermont Dept. of  
 Health

ESTABLISHMENT NAME: Old Lantern

OWNER OR CORPORATE NAME: Roland's Place, Inc EMAIL: lisa@oldlantern.com

LOCATION: 3260 Greenbush Rd Phone No.: \_\_\_\_\_  
 (Street/Town)

MAILING ADDRESS: PO Box 208 Charlotte VT 05445  
 (Street or P.O. Box) (City) (State) (Zip Code)

THIS IS A:  NEW ESTABLISHMENT  PREVIOUSLY LICENSED or OWNERSHIP CHANGE  RENEWAL

If previously licensed establishment, indicate name of prior establishment and owner

EXPECTED OPENING DATE: 1/15/12 IF SEASONAL, OPENS: \_\_\_\_\_ CLOSSES: \_\_\_\_\_

PUBLIC BUILDING OR WASTEWATER PERMIT # & DATE ISSUED: 2/28/11

WATER SYSTEM OWNER/OPERATOR NAME: Roland's Place, Inc Roland Gaujoe

WATER SOURCE TYPE: Well WSID #: \_\_\_\_\_ SEWAGE DISPOSAL TYPE: Mound

TOTAL NUMBER OF RESTAURANT SEATS: 16 TOTAL LODGING CAPACITY: 16

License Applied For: (circle)

		Fee
Restaurant	Seating 0 - 25	<del>\$130.00</del>
	Seating 26 - 50	\$215.00
	Seating 51 - 100	\$270.00
	Seating 101 - 200	\$345.00
	Seating 201 or more	\$345.00
Caterer	Home Caterer	\$85.00
	Commercial (includes push carts & mobile units)	\$175.00
Limited Operation	Cold sandwiches & hotdogs only in stores	\$85.00
Food Processor	Gross Receipts under \$10,000 - <b>no license</b>	
	Gross Receipts \$10,001-50,000	\$100.00
	Gross Receipts over \$50,000	\$135.00
Camp	Children's Camp	\$80.00
Bakeries	Home	\$50.00
	Small Commercial	\$110.00
	Large Commercial (includes out-of-state bakeries)	\$220.00
Seafood	Seafood Vendor	\$110.00
Shellfish	Shellfish Reshipper/Repacker	\$250.00
Lodging	Capacity 1-10	<del>\$70.00</del>
	Capacity 11-20	<del>\$120.00</del> 14
	Capacity 21-50	<del>\$175.00</del>
	Capacity over 50	<del>\$300.00</del>

FOR OFFICE USE ONLY:  
 Date Received 1-10-12 Amount \$ 75.00 Sanitarian Assigned SS  
OK A/B/B 1-18-12

STATEMENT OF COMPLIANCE FOR LICENSE

1. Child Support (15 V.S.A. Section 795)

A license may not be issued or renewed unless the applicant certifies that he or she is not under an obligation to pay child support or is in good standing with respect to or in full compliance with a plan to pay any and all child support payable under a support order as of the date the application is filed. A "license" is any license, certification, or registration issued by an agency to conduct a trade or business, including a license to practice a profession or occupation. "Good standing" means that less than one-twelfth of the annual support obligation is overdue; or liability for any support payable is being contested in a judicial or quasi-judicial proceeding; or the applicant is in compliance with a repayment plan approved by the office of child support or agreed to by the parties. The licensing agency may also find that requiring immediate payment of child support due and payable would impose an unreasonable hardship.

2. Tax Liability (32 V.S.A. Section 3113)

No state agency may renew any license or other authority to conduct a trade or business unless the applicant first verifies in writing that he or she is in good standing with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date such statement is made. "Good standing" means that no taxes are due and payable; or the liability for any taxes due and payable is on appeal; or the person is in compliance with a payment plan approved by the Commissioner of Taxes. The licensing agency may condition license renewal on terms which would place the applicant in good standing with respect to any and all taxes as soon as reasonably possible, if the agency finds an unreasonable hardship.

3. Unemployment Compensation Contributions (21 V.S.A. Section 1378)

No agency of the state shall grant, issue or renew any license or other authority to conduct a trade or business (including a license to practice a profession) to any employing unit unless such employing unit shall first sign a written declaration, under the pains and penalties of perjury, that the employing unit is in good standing with respect to or in full compliance with a plan to pay any and all contributions or payments in lieu of contributions due as of the date such declaration is made. "Good standing" means that no contributions or payments in lieu of contributions due and payable is on appeal; or the employing unit is in compliance with a payment plan approved by the Commissioner of Labor & Industry; or, in the case of a licensee, the licensing agency finds that requiring immediate payment of contributions or payments in lieu of contributions due and payable would impose an unreasonable hardship.

CERTIFICATIONS OF COMPLIANCE

I have read the above material concerning child support, tax liability, and unemployment compensation contributions.

I hereby certify that I am not under an obligation to pay child support or I am in good standing, as described above, regarding child support.

I hereby further certify that I am in good standing, as described above, with respect to, or in full compliance with a plan to pay, any and all taxes due as of the date of this statement. This certification is made under the pains and penalties of perjury.

I hereby declare that the employing unit of which I am the duly authorized representative is in good standing with respect to or in full compliance with a plan to pay any and all unemployment compensation contributions or payments in lieu of contributions due as of the date below. This declaration is made under the pains and penalties of perjury.

Signature: Lisa Gaujac

Name (printed): LISA GAUJAC

Taxpayer ID # or SSN: [REDACTED] (required)

Date: 1/10/12

Establishments with a public water system must comply with the Department of Environmental Conservation Water Supply Rule. Please contact the DEC Water Supply Division at 800-823-6500 (in VT) or (802) 241-3400.

~~LICENSE IMAGE~~

ID # 0015347 Link ID # 15348 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 75.00

License Type RESTAURANT  
Effective Date 01/10/2012 Expiration Date 12/31/2012

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 01/12/2012 User Of Entry SJELEN  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 94702 Date Printed \_\_\_\_\_

LICENSE IMAG 1 Select  
2 Next 3 Previous  
4 Return 5 Print Historical License  
LICENSE\_IMAGE Record 1 of 4 selected

LICENSE IMAGE

ID # 0015347 Link ID # 15348 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 85.00

License Type RESTAURANT  
Effective Date 01/01/2013 Expiration Date 12/31/2013

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 12/07/2012 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 99780 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 2 of 4 selected

LICENSE IMAGE

ID # 0015347 Link ID # 15348 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 85.00

License Type RESTAURANT  
Effective Date 01/01/2014 Expiration Date 12/31/2014

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 01/02/2014 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 105822 Date Printed \_\_\_\_\_

- LICENSE IMAG 1 Select
- 2 Next 3 Previous
- 4 Return 5 Print Historical License

LICENSE\_IMAGE Record 3 of 4 selected

~~LICENSE IMAGE~~

ID # 0015347 Link ID # 15348 Duplicate ? \_\_\_\_\_  
Capacity 16 Fee \$ 85.00

License Type RESTAURANT  
Effective Date 01/01/2015 Expiration Date 12/31/2015

Establishment Name & Location OLD LANTERN  
3260 GREENBUSH ROAD  
CHARLOTTE

Licensee Name & Address ROLANDS PLACE INC  
PO BOX 208  
CHARLOTTE VT 05445

Date Of Entry 12/18/2014 User Of Entry HEDSON  
Date Of Change \_\_\_\_\_ User Of Change \_\_\_\_\_  
S1032 Id 111488 Date Printed \_\_\_\_\_

- LICENSE IMAG                    1 Select
- 2 Next                            3 Previous
- 4 Return                         5 Print Historical License

LICENSE\_IMAGE Record 4 of 4 selected



**Roland Gaujac**

**From:** "Tom Mansfield" <tom@townofcharlotte.com>  
**To:** <rolands@gmavt.net>  
**Sent:** Tuesday, June 02, 2009 11:02 AM  
**Subject:** Old Lantern Septic

Roland

Charlotte's septic consultant, Spencer Harris, does not believe you will need any septic system permits or upgrades if you use the existing kitchen in the Old Lantern to prepare food for future events provided you do not substantially change the equipment or use of equipment in the kitchen, for instance, add a deep fryer. Spencer recommends that you add a pre-treatment filter unit to your existing system to help prevent a failure. Alan Clark can put one in for you and you do not need a permit. Let me know if you have any other questions.  
Tom

6/29/30

Called Tom Mansfield Charlotte  
fire Marshall sets number

Jim Waste Water Charlotte  
ON OWN system NO state permit  
needed

6/29/2009



# Town of Charlotte

ESTABLISHED 1762

February 28, 2011

Roland and Lisa Gaujac  
P. O. Box 208  
Charlotte, VT 05445

Re: WW-138-1103

Dear Mr. & Ms. Gaujac:

Enclosed are two copies of the above referenced permit. You must file one copy of the permit (the original) with the town clerk within 30 days of issuance.

Please take the item stamped "Documents for Recording" and the correct fee (\$10.00 per page) to the town clerk.

**A copy of the permit attached to this cover letter and approved plan(s) are for your records.**

Please be sure to read the entire permit. The permit includes a number of conditions that must be met and kept. Feel free to contact me with any questions.

Very truly yours,

Tom Mansfield  
Administrative Officer  
Town of Charlotte

Enclosures



# Town of Charlotte

ESTABLISHED 1762

DOCUMENTS  
FOR  
RECORDING

## SEWER AND POTABLE WATER SUPPLY PERMIT

### REGULATIONS INVOLVED

#### Environmental Protection Rules

Chapter 1, Wastewater System and Potable Water Supply Rules,

Effective September 29, 2007

Chapter 21, Water Supply Rules, Effective April 25, 2005

Case Number: WW-138-1103

PIN: EJ10-0213

Landowner: Roland and Lisa Gaujac  
3260 Greenbush Road  
Charlotte, VT 05445

This permit affects property identified as Town Tax Parcel ID# 00004-3260 and referenced in deeds recorded in Book 164, Pages 11-14 of the Land Records in Charlotte, Vermont.

This project, consisting of a mound style wastewater disposal system to accommodate a proposed 8 room guesthouse (Inn) with an additional 2 bedroom residence on the subject property, a 9.54 acre parcel located on Greenbush Road in Charlotte, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions.

### GENERAL

1. This permit does not relieve the permittee from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division-telephone (802)241-3400, Water Quality Division-telephone (802)241-3770, the Department Public Safety, Division of Fire Safety-telephone Williston Regional Office (802)879-2300, the Department of Health-telephone (802)863-7221, and local officials prior to proceeding with this project.
2. The project shall be completed as shown on the following plans which have been stamped "approved" by the Wastewater Management Division:

Dwg. 1 of 4, "C1 Overall Site Plan" dated June 2010, last revised 2-17-11; Dwg. 2 of 4, "C2.1 Site Grading and Drainage Plan" dated June 2010, last revised 2-7-11; Dwg. 3 of 4, "C3 Wastewater Disposal System Details and Sections" dated June 2010, last revised 2-7-11; and Dwg. 4 of 4 "C-6.0 Specifications" dated June, 2010, last revised 2-7-11 and prepared by David S. Marshall, P. E. Licensed Designer #6019.

159 FERRY ROAD P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119

TOWN CLERK: (802) 425-3071 ♦ PLANNING & ZONING: (802) 425-3533 ♦ LISTER: (802) 425-3855 ♦ FAX: (802) 425-4241

Wastewater System and Potable Water Supply Permit

WW-138-1103

Roland and Lisa Gaujac

Page 2

The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal system, building location or the approved use of the building without prior written approval from the Wastewater Management Division.

3. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit in the Charlotte Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
4. Each prospective purchaser of the lot/unit shall be shown copies of the Wastewater System and Potable Water Supply Permit and the approved plans prior to conveyance of the lot.
5. This project has been reviewed and approved for the future construction of an 8 room guesthouse (Inn) with a 2 bedroom residence on the subject lot. The permittee shall not construct any type of structure requiring plumbing, including public buildings, duplexes, condominium units, or commercial buildings, without prior review and approval by the Wastewater Management Division. Such approvals will not be granted unless the proposal conforms to the applicable laws and regulations.
6. All conditions set forth in Permit #WW-138-1103 shall remain in effect except as modified or amended herein.
7. The Wastewater Management Division now reviews the water supply and wastewater disposal systems for all buildings under 10 V.S.A., Chapter 64-Potable Water Supply and Wastewater System Permit.
8. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
9. A copy of the approved plans and this permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or local personnel.
10. Any lot depicted on the plans and not specifically referenced as being approved for a use requiring a potable water supply and wastewater disposal system shall comply with the Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, Effective January 1, 2005, Section 1-403 (a)(5) for the creation of unimproved lots.

### WATER SUPPLY & WASTEWATER DISPOSAL

11. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated, that states:

“I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests.”

This shall include the water supply and wastewater disposal systems, and, water service and sanitary sewer lines to each structure.

12. The project is approved for connection to an existing on-site water supply system from a drilled well (the Hill well, so-called) provided that the well is located as shown on the approved plan. The Wastewater Management Division shall allow no other method, or location of obtaining potable water without prior review and approval.
13. The well location shall meet all minimum separation distances required by the Environmental Protection Rules, Chapter 21, Water Supply Rule, Appendix A, Part 11- Small Scale Water Systems, Section 11.4. The well(s) shall be constructed in accordance with the Appendix A, Part 12.
14. The project is approved for a wastewater disposal by construction and utilization of the site-specific wastewater disposal system depicted on the approved plans. The Wastewater Management Division shall allow no other method, or location of wastewater disposal without prior review and approval.
15. The project is approved for a mound wastewater disposal system provided the mound is constructed in strict accordance with the following conditions:
  - A. The mound system is to be located and constructed as depicted on the plans that have been stamped “approved” by the Wastewater Management Division.
  - B. A licensed designer, who has been determined acceptable by the Wastewater Management Division, shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the

- site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation
- C. The construction of the mound shall adhere to the guidelines set forth in Section 1-517 (f) of the Wastewater System and Potable Water Supply Rules.
  - D. The qualified consultant shall inspect the construction of the curtain drain if required.
  - E. Upon completion of construction, and prior to occupancy of any structure being served by the mound system, the licensed designer, who has been determined acceptable by the Wastewater Management Division, shall submit a written certification stating the construction has been completed in accordance with the stamped plans and the permit.
16. The approved wastewater disposal system has been designed to serve an 8 room guesthouse (Inn) that includes a 2 bedroom residence. Prior to any increase in bedrooms, the landowner shall submit an application, fee, and engineering plans for review and approval by the Wastewater Management Division.
17. The Wastewater Management Division is to be notified, if at any time the wastewater disposal system fails to function properly and/or creates a health hazard.
18. No buildings, roads, water lines, or other construction that might interfere with the installation or operation of the wastewater disposal system is allowed on or near the site-specific wastewater disposal system or replacement area depicted on the approved plans. All isolation distances, which are set forth in the Wastewater System and Potable Water Supply Rules, will be incorporated into the construction and installation of the wastewater disposal field. Compliance with these isolation distances is required.

**Dated at Charlotte, Vermont on February 28, 2011**

David K. Mears, Commissioner  
Department of Environmental Conservation

By   
Thomas Mansfield  
Sewage Control Officer, Town of Charlotte, Vermont

Cc: For the Record  
Town of Charlotte  
David Marshall